Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17 Pearse Road, Blairgowrie Vic 3942

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,350,000 Property Type House Suburb Blairgowrie

Period - From 01/01/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14 David St BLAIRGOWRIE 3942	$1,260,000	14/01/2025
2	20 Maxwell St BLAIRGOWRIE 3942	$1,375,000	12/10/2024
3	7 Dana Av BLAIRGOWRIE 3942	$1,245,000	20/07/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/01/2025 13:36

17 Pearse Road, Blairgowrie Vic 3942



3 1 2

Property Type: House
Land Size: 1116sqm approx. sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
Year ending December 2024: $1,350,000

Comparable Properties



14 David St BLAIRGOWRIE 3942 (REI)

3 1 2

Price: $1,260,000
Method: Sold Before Auction
Date: 14/01/2025
Property Type: House
Land Size: 842 sqm approx

Agent Comments



20 Maxwell St BLAIRGOWRIE 3942 (REI)

3 1 4

Price: $1,375,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 911 sqm approx

Agent Comments



7 Dana Av BLAIRGOWRIE 3942 (REI/VG)

3 2 2

Price: $1,245,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 799 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5984 0999 | F: 03 5984 0522

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